

5.10.3 Application Requirements

1. The name and address of each owner of the facility/operation

Applicant: Nature's Remedy of Massachusetts, Inc. 110 Turnpike Road, Suite 114 Westborough, MA 01581	Property Owner: Valiant Enterprises, LLC 69 Milk Street, Suite 110 Westborough, MA 01581
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2. Application status:

Nature's Remedy of Massachusetts, Inc. ("Nature's Remedy") has submitted an application to the Massachusetts Cannabis Control Commission (the "CCC") to aggregate its allowable canopy square footage between 8 Millennium Drive and its existing facility in Lakeville, MA. The CCC recently responded to Nature's Remedy's application with a request for information, to which Nature's Remedy has responded. Assuming that the CCC is satisfied, the next step will be for Nature's Remedy to appear before the CCC for a provisional license approval. However, given previous delays related to COVID-19, the provisional license approval will likely not occur for several months.
3. Evidence that the Applicant has site control: See attached Deed
4. Designated representatives: See Attached
5. Exterior Security: See Attached site plan for locations of exterior cameras, perimeter fencing and lighting wall packs. Alarm systems will be coordinated with the CCC requirements and local law enforcement.
6. Management Plan: See Attached
7. Traffic Study: See Attached



MC281482

04/11/2021

License Number

Expiration Date

Pursuant to its authority and power to license Marijuana Establishments granted to it under Chapter 94G of the Massachusetts General Laws,

The Cannabis Control Commission hereby grants a final Marijuana Establishment license to:

Nature's Remedy of Massachusetts, Inc.

Marijuana Establishment permitted to operate at the following address

310 Kenneth Welch Drive
Lakeville, MA 02347

Marijuana Establishment licensed to perform operations as:

**Cultivation – Tier 4 / Indoor
(20,001 – 30,000 sq. ft)**

Steven J. Hoffman | Chairman

Kay Doyle | Commissioner

Jennifer Flanagan | Commissioner

Britte McBride | Commissioner

Shaleen Title | Commissioner

Shawn Collins | Executive Director

The Marijuana Establishment is subject to M.G.L. 94G, Commission regulations, Commission decisions, and all other legal requirements. The Marijuana Establishment must remain fully compliant with said requirements and legal authorities until such time that it is approved by the Commission to cease operations.



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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/26/2017 04:03 PM
Ctrl# 175140 05200 Doc# 00119285
Fee: \$3,192.00 Cons: \$700,000.00

QUITCLAIM DEED

85 GREEN STREET LIMITED PARTNERSHIP, a Delaware limited partnership with a principal place of business at 90 Ellsworth Street, Worcester, Massachusetts, for consideration paid, and in full consideration of Seven Hundred Thousand Dollars and no/100 (\$700,000.00),

grant to VALIANT ENTERPRISES, LLC a Massachusetts limited liability company, having a mailing address of 1400 Hancock Street, Third Floor, Quincy, MA 02169,

with QUITCLAIM COVENANTS

the land in said Grafton, Worcester County, Massachusetts bounded and described in Exhibit A attached hereto, known and numbered as 8 Millennium Drive, Grafton, MA.

Meaning and intending to convey and hereby conveying the same premises as conveyed to the Grantor herein by Deed dated July 1, 2003, recorded with the Worcester County Register of Deeds in Book 30622, Page 198.

The premises described herein are conveyed subject to all easements, rights, restrictions, covenants, reservations and encumbrances of record, insofar as the same are now in force and applicable.

Property Address: 8 Millennium Drive, Grafton, MA

2369634v1/16753-14

Executed as a sealed instrument this 19th day of October 2017.

85 GREEN STREET LIMITED
PARTNERSHIP,
a Delaware limited partnership
By: 85 Green Street, Inc.,
a Delaware corporation,
its sole general partner

By: Joseph J. Bafaro
Joseph J. Bafaro, President

By: Herbert R. Rasnick
Herbert R. Rasnick, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 19th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Joseph J. Bafaro duly authorized officer of 85 Green Street Limited Partnership, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Joseph J. Bafaro, as President of 85 Green Street, Inc., sole general partner of 85 Green Street Limited Partnership, for its stated purpose.

Joseph J. Bafaro

Notary Public

My commission expires: Nov. 24, 2017

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 19th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Herbert R. Rasnick duly authorized officer of 85 Green

Street Limited Partnership, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Herbert R. Rasnick, as President of 85 Green Street, Inc., sole general partner of 85 Green Street Limited Partnership, for its stated purpose.

Sheena M. Bayard

Notary Public

My commission expires: *Nov 24, 2017*

EXHIBIT A

LEGAL DESCRIPTION – LOT G-2-9, MILLENNIUM DRIVE, GRAFTON, MA

A certain parcel of land situated in Grafton, Worcester County, Massachusetts, and shown as Lot G-2-9 on a plan entitled "Subdivision Plan of Land for Lots G-2-9 & G-2-10 Millennium Drive Grafton, Massachusetts prepared for Worcester Business Development Corp. Charles H. Sells, Inc. dated February 14, 2003 and recorded with Worcester District Registry of Deeds in Plan Book 793 Plan 16 and bounded and described as follows:

Beginning at a point at the most northerly corner of Lot G-2-9 on the northwesterly side of Millennium Drive as shown on said plan;

THENCE along a curve to the left having a radius of 60.00 for a distance of 76.86 feet to an iron rod found;

THENCE S. 01° 30' 30" W. 961.10 feet, along the westerly sideline of Lot G-2-7 to a drill hole at land now or formerly of Consolidated Rail as shown on the Plan;

THENCE by a curve to the left having a radius of 425 feet a distance of 23.14 feet to a stone bound/drill hole found;

THENCE S. 63° 32' 00" W. 25.02 feet to a point as shown on the

Plan; THENCE S. 26° 30' 40" E. 5.71 feet to a point as shown on the

Plan;

THENCE along a curve to the right having a radius of 1,845.77 feet for a distance of 209.37 feet as shown on the Plan;

THENCE continuing along said curve having a radius of 3057.52 feet for a distance of 184.21 feet;

THENCE N. 01° 24' 32" E. 340.88 feet along the easterly sideline of Lot G-2-10 to a point as shown on the Plan;

THENCE S. 55° 19' 24" W. 328.09 feet as shown on the Plan;

THENCE N. 87° 22' 13" W. 99.73 feet to a point as shown on the

Plan; THENCE N. 00° 41' 56" E. 142.39 feet to a point as shown on

the Plan;

THENCE N. 57' 01' 19" E. 296.29 feet to a point as shown on the Plan; THENCE S. 88' 51' 31" E. 122.11 feet to a point as shown on the Plan; THENCE N. 01'24' 32' E. 414.19 feet to a point as shown on the Plan; THENCE N. 52' 03' 04" E. 423.59 feet as shown on the Plan;

THENCE N. 70' 32' 12" E. 72.95 feet to the point of beginning;
CONTAINING 10.613 +1- acres of land according to the Plan.
Subject to twenty-foot (20') wide existing drainage easement as shown on the Plan. Subject to a snow and ice easement as shown on the Plan.

2369634v1/16753-14

ATTEST: WQRC. Anthony J. Vigliotti, Register



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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/26/2017 04:03 PM
Ctrl# 175141 06676 Doc# 00119286
Fee: \$114.00 Cons: \$25,000.00

QUITCLAIM DEED

WORCESTER BUSINESS DEVELOPMENT CORPORATION, a Massachusetts not for profit corporation with a principal place of business of 89 Shrewsbury Street, Worcester, Massachusetts 01604, for consideration paid, and in full consideration of Twenty Five Thousand Dollars and no/100 (\$25,000.00), grants to

VALIANT ENTERPRISES, LLC a Massachusetts limited liability company, having a mailing address of 1400 Hancock Street, Third Floor, Quincy, MA 02169, with

QUITCLAIM COVENANTS

the land in the Town of Grafton, Worcester County, Commonwealth of Massachusetts shown as PARCEL "A" on the Plan entitled, "Plan of Land in the Town of Grafton, Massachusetts Prepared for Nature's Remedy of Massachusetts, Inc.," dated September 26, 2017, and recorded in the Worcester County Registry of Deeds in Plan Book 930 Plan 60.

Meaning and intending to convey and hereby conveying a portion of the premises as conveyed to the Grantor herein by Deed dated May 12, 1995, and recorded in the Worcester County Register of Deeds in Book 17040, Page 268.

The premises described herein are conveyed subject to all easements, rights, restrictions, covenants, reservations and encumbrances of record, insofar as the same are now in force a applicable.

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JB

Executed as a sealed instrument this 25th day of October 2017.

WORCESTER BUSINESS DEVELOPMENT
CORPORATION,
a Massachusetts corporation

By: Craig L. Blais
Craig L. Blais, President

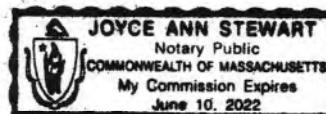
By: Michael J. Bollus
Michael J. Bollus, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 25th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Craig L. Blais duly authorized officer of Worcester Business Development Corporation, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Craig L. Blais, as President of Worcester Business Development Corporation, for its stated purpose.

Joyce A. Stewart
Notary Public
My commission expires:



COMMONWEALTH OF MASSACHUSETTS

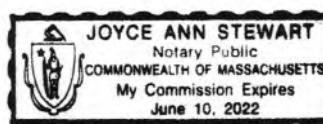
Worcester County, ss.

On this 25th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Michael J. Bollus duly authorized officer of Worcester Business Development Corporation, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Michael J. Bollus, as Treasurer of Worcester Business Development Corporation, for its stated purpose.

Joyce A. Stewart

Notary Public

My commission expires:





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RELEASE

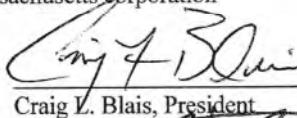
WORCESTER BUSINESS DEVELOPMENT CORPORATION, a Massachusetts corporation with a principal place of business of 89 Shrewsbury Street, Worcester, Massachusetts 01604, for value received, hereby releases any and all rights under the Repurchase Agreement between 85 Green Street Limited Partnership and Worcester Business Development Corporation, dated June 30, 2003, and recorded with the Worcester District Registry of Deeds in Book 30622, Page 206.

Executed this 25th day of October 2017.

8 Millennium Dr., Grafton, MA

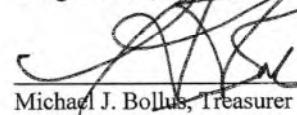
WORCESTER BUSINESS DEVELOPMENT
CORPORATION,
a Massachusetts corporation

By:



Craig L. Blais, President

By:



Michael J. Bollus, Treasurer

29b

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 25th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Craig L. Blais duly authorized officer of Worcester Business Development Corporation, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Craig L. Blais, as President of Worcester Business Development Corporation, for its stated purpose.

Joyce A. Stewart

Notary Public

My commission expires

JOYCE ANN STEWART

Notary Public

COMMONWEALTH OF MASSACHUSETTS

My Commission Expires

June 10, 2022

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 25th day of October, 2017, before me, the undersigned Notary Public, personally appeared the above-named Michael J. Bollus duly authorized officer of Worcester Business Development Corporation, and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily as his free act and deed, and the free act and deed of Michael J. Bollus, as Treasurer of Worcester Business Development Corporation, for its stated purpose.

Joyce A. Stewart

Notary Public

My commission expires

JOYCE ANN STEWART

Notary Public

COMMONWEALTH OF MASSACHUSETTS

My Commission Expires

June 10, 2022



Nature's Remedy of Massachusetts
C/O Valiant Enterprises
69 Milk Street
Westborough MA, 01581

January 20, 2020

RE: Modification of Special Permit

Dear Grafton Planning Board:

Pursuant to Zoning By-Law 5.10.3.b, "A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives..." we are submitting the following information.

The Applicant, Valiant Enterprises, is 100% owned by Sammartino Investments, LLC. Sammartino Investments, LLC is a Board Operated entity, and also is the 100% owner of Nature's Remedy of Massachusetts.

With the exception of those outlined below, no investor or entity owns more than 5% of Sammartino Investments, LLC either directly or indirectly. The following is a list of all controlling individuals of the Company through ownership and the Board of Directors.

- Board Chair/General Council - Justin Lundberg, 24 Adams Street, Westborough MA 01581
- Board Member/CEO – John Brady, 9 Ladd Street Unit E, Portsmouth, NH 03801
- Board Member – Robert Carr, Jr, 17 Vassar Street, Manchester, NH 03104
- Board Member – Michael Scott, 22 Jacob Amsden Road, Westborough, MA 01581
- Board Member – Danny Wadhwani 40 Nouvelle Way, Unit N251, Natick, MA 01760

Other representatives with managerial control and ownership:

- Ashley Esper – Chief Marketing Officer – 35 Harrington Avenue Unit 1407 Shrewsbury, MA 01545
- David Miller, Sales Manager 200 Burntmeadow Road, Groton, MA 01450
- Stuart Bernstein, Chief Financial Officer 316 Tanglewood Drive, Henniker NH 03242

The above individuals are currently the only individuals who either exhibit managerial control, Board level control, or ownership in excess of 5% as of this date.

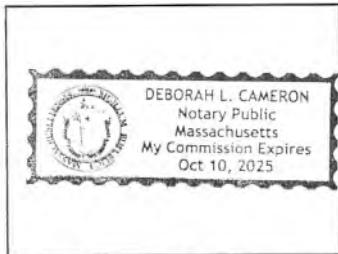
Yours Truly,

Justin Lundberg, General Counsel

John Brady, Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF Worcester)

On this 22nd day of January, 2020, before me, the undersigned notary public, personally appeared Justin Lundberg and John Brady, who proved to me through satisfactory evidence of identification, which were personally known to me to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Sammartino Investments and Valiant Enterprises, LLC.



Notary Public

Print Name Deborah Cameron

My commission expires Oct. 10, 2025



